| 128.0 | 0002 | 0026.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 943,500 | / | 943,500 |
| USE VALUE: | 943,500 | / | 943,500 |
| ASSESSED: | 943,500 | / | 943,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 40 | -42 | SCHOOL ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | VOLPE GINO M/ LIFE ESTATE |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 40 SCHOOL ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | VOLPE GINO M & FRANCES A - |
| Owner 2: | - |
| Street 1: | 40 SCHOOL ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Wood Shingle Exterior and 2673 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 5962.000 | 460,000 | 4,400 | 479,100 | 943,500 |
| Total Card | 0.137 | 460,000 | 4,400 | 479,100 | 943,500 |
| Total Parcel | 0.137 | 460,000 | 4,400 | 479,100 | 943,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.99 | /Parcel: 352.9

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

| | |
|---|---|
| User Acct | 82939 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 04/18/18 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 128.0-0002-0026.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 460,100 | 4400 | 5,962. | 479,100 | 943,600 | 943,600 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 354,900 | 4400 | 5,962. | 449,100 | 808,400 | 808,400 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 354,900 | 4400 | 5,962. | 371,300 | 730,600 | 730,600 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 332,400 | 4400 | 5,962. | 341,400 | 678,200 | 678,200 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 332,400 | 4400 | 5,962. | 311,400 | 648,200 | 648,200 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 295,400 | 4400 | 5,962. | 305,400 | 605,200 | 605,200 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 295,400 | 4400 | 5,962. | 283,900 | 583,700 | 583,700 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 307,700 | 4400 | 5,962. | 270,100 | 582,200 | 582,200 | | 12/13/2012 |

!10014!

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 00:23:05 |

## LAST REV

| Date | Time |
|---|---|
| 04/24/18 | 09:13:12 |
| ekelly | |
| 10014 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 82939 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| VOLPE GINO M & | 1460-1 | | 9/15/2014 | Convenience | 10 | No | No | | FRANCES A VOLPE D.O.D. 7/22/2014 BK 569 PG 48 |
| | 569-48 | | 1/1/1901 | Family | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/5/2010 | 957 | Re-Roof | 7,400 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/18/2018 | Meas/Inspect | CC | Chris C |
| 1/20/2009 | Measured | 336 | PATRIOT |
| 12/2/1999 | Meas/Inspect | 243 | PATRIOT |
| 7/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 5962 | | Sq. Ft. | Site | | 0 | 80. | 1.00 | 9 | | | | | | | | | 479,087 | | | | | | 479,100 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.13687 | Total SF/SM: | 5962 | Parcel LUC: | 104 | Two Family | Prime NB Desc: | Brackett | Total: | 479,087 | Spl Credit | | Total: | 479,100 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1929 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 1.04939139 |
| Const Adj.: | 0.98000199 |
| Adj $ / SQ: | 174.829 |
| Other Features: | 107500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 666686 |
| Depreciation: | 206673 |
| Depreciated Total: | 460013 |

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

Totals | RMs: 11 | BRs: 5 | Baths: 2 | HB

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | 1 |
| 1 | 5 | 2 | 1 |
| Totals | | | |
| 2 | 11 | 5 | |

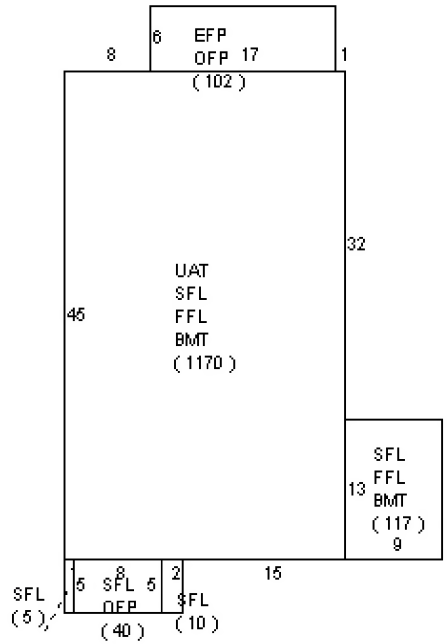
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 174.83 |
| Special Features: | 0 | Val/Su Net: | 103.30 |
| Final Total: | 460000 | Val/Su SzAd | 174.97 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,342 | 174.830 | 234,620 |
| BMT | Basement | 1,287 | 52.450 | 67,501 |
| FFL | First Floor | 1,287 | 174.830 | 225,005 |
| UAT | Upper Attic | 293 | 77.800 | 22,756 |
| OFP | Open Porch | 142 | 27.560 | 3,913 |
| EFP | Enclos Porch | 102 | 52.840 | 5,389 |

Net Sketched Area: 4,453 | Total: 559,184

Size Ad 2629 | Gross Are 5330 | FinArea 2673

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 15 | A | |

## MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

128.0-0002-0026.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 18X18 | A | AV | 1929 | 22.72 | T | 40 | 104 | | | 4,400 | | | 4,400 |

More: N | Total Yard Items: 4,400 | Total Special Featues: | Total: 4,400

## IMAGE

AssessPro Patriot Properties, Inc